

Van Buren County Brownfield Redevelopment Authority Regular Meeting Minutes February 9, 2022

**Physical Location Component at Board of Commissioners Room,
2nd Floor, Van Buren County Administration Building,
219 E Paw Paw Street, Paw Paw MI 49079**

Remote Component Host: Wayne Nelson, Secretary-Treasurer at the meeting site

Note for the Record—This meeting was held at the stated physical location, with an additional online remote component using Zoom remote meeting software. The meeting notice and tentative agenda, including the Zoom Meeting ID Number and login instructions, were properly and timely posted on the county's website to allow public participation. Each Board Member who attended remotely announced upon the start of the meeting or upon subsequent arrival his/her specific remote location (municipality/county/state) and, if attending remotely when a reasonable accommodation to attend remotely under the Americans With Disabilities Act was granted to any Board Member, is accorded quorum and voting status for the meeting. For this meeting, all Members shown as "Attended remotely" are accorded quorum/voting status.

Board Member Attendance Report--Brownfield Redevelopment Authority Board									
Name	Position	Attendance/Quorum Status	Declared Remote Location			Present	Present	+ Late	- Early
			Municipality	County	State	Anytime	@ Start	Arrivals	Departs
Gail Patterson-Gladney	Chair	Attended physically				Yes	Yes		
Lisa Phillips	Vice Chair	Did not attend meeting				No	No		
Cynthia Compton	Member	Attended physically				Yes	Yes		
Kate Hosier	Member	Attended physically				Yes	Yes		
Katie Strohauer	Member	Did not attend meeting				No	No		
Zach Morris	Member	Attended physically				Yes	Yes		
Dr. Patrick Creagan	Member	Did not attend meeting				No	No		
John Young	Member	Attended physically				Yes	Yes		
Lisa Imus	Member	Attended physically				Yes	Yes		
					Count:	6	6	0	0
					Members Present:		6 of 9	6 of 9	6 of 9
					Quorum (Yes/No):		Yes	Yes	Yes

1. Call to Order and Determination of Quorum and Attendees

At 3:37 PM, by Chair Gail Patterson-Gladney with attendees/absentees/remote locations/quorum status as stated above and as follows:

- Board Members Present (6); Board Members Absent (3); Board Vacancies: (0).** A quorum (6 of 9) is initially present and a quorum remained throughout the meeting
- Staff and Others Present in Person:** Secretary-Treasurer Wayne Nelson; Consultant Erik Peterson from Envirollogic Technologies Inc.; Julia Wall and Riley Lukomski from Market Van Buren.
- Others Present Remotely:** Jamie and Anna Finnegan of Applicant Sonas Real Estate Holdings LLC.

2. Approval of Agenda--The prepared agenda was adopted by unanimous consent.

3. Approval of Minutes of Regular Meeting held January 12, 2022--The draft minutes of the meeting were included in the agenda packet. Motion by Morris, supported by Young, to approve the minutes as drafted. Approved by a vote of 6-0.

4. Public Comment—Zach Morris introduced Julia Wall, the new Market Van Buren Economic Development Coordinator, who spoke briefly about current efforts. The Market Van Buren website is <https://www.marketvanburen.org/>

5. Secretary-Treasurer's Report--Nelson presented a written report with oral enhancements. There were no invoices for approval.

6. Other Correspondence—None

7. New Business—

- Project Application for Sonas Real Estate Holdings LLC**—Jamie and Anna Finnegan appeared remotely and covered some aspects of the incomplete application and the proposed scope of the project in the City of Bangor. There was

consensus that the applicants are invited to complete the application for consideration at a future meeting.

- b. **Notice of Abstention Due to Conflict**--Cynthia Compton announced that she will abstain from voting on any matter related to the proposed Sonas Real Estate Holdings LLC project, as her family company has a contractual relationship with the applicants for this facility.
- c. **EPA Grant Closeout Activities.**—Erik Peterson and Wayne Nelson indicated they are engaged in EPA Grant closeout activities, including preparing any needed budgetary releases for approved but unspent funds, and other specific closeout reporting. Additional progress will be reported at the next meeting. The grant term ended 12/21/2021.
- d. **Reimbursement Agreement** --Nelson announced that he and Erik Peterson are reviewing the most recently used project Reimbursement Agreement as modified by the Miller Canfield Law firm for likely use in the cost reimbursement phase of the Brownfield Plans for The Lodge and essential Services LLC.


8. Ongoing Business—EPA Grant/Brownfield Plan Project Updates—Consultant Erik Peterson made comments on EPA Grant and Brownfield Plan projects as follows:

- a. **Marcon Ventures in Antwerp Township**—After Peterson's initial comments, Zack Morris offered to mediate between ant developer and Antwerp Township over the apparent unwillingness of the township to approve a Brownfield Plan with tax capture.
- b. **99 Walker Street in Lawton**— After Peterson's initial comments, Lisa Imus announced that the Village of Lawton intends to pursue a Brownfield Authority and Plan for this project, with all VBCBRA participating costs to be an eligible cost to the Village's Plan.
- c. **101 Cemetery Rd in Bangor**—ETI remains available to the applicant for any post-grant work.

9. Other Business/Reports

- a. **Land Bank Report**—There was no meeting this month.
- b. **Economic Development Corporation and Other Economic Development Report**—Zach Morris reported that housing demand is considered a driving force and overall economic development, as quality affordable housing is a catalyst for quality schools and business expansion.
- c. **General Member Comments**—Zach Morris invited all to attend the Local Unit of Government Summit being held by Market Van Buren on Friday, March 11, 2022, at the VBISD Conference Center in Lawrence. Reservations are available at <https://www.marketvanburen.org/rsvp>

10. Adjournment—Motion by Compton, supported by Hosier, to adjourn. Approved by a vote of 6-0. All business being completed, the meeting was adjourned by the Chair at 4:29 PM.


Wayne Nelson, Secretary-Treasurer
Van Buren County Brownfield Redevelopment Authority

Acronyms used in BRA Minutes:

Acronym	Type	Meaning
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
EGLE	Agency	Michigan Department of the Environment, Great Lakes, and Energy
MEDC	Agency	Michigan Economic Development Corporation
SLBA	Agency	Michigan State Land Bank Authority
VBCBBA or LBA	Agency	Van Buren County Land Bank Authority
VBC	Agency	Van Buren County
VBCBOC or BOC	Agency	Van Buren County Board of Commissioners
VBCEDC or EDC	Agency	Van Buren County Economic Development Corporation
BEA	Environmental Term	Baseline Environmental Assessment
DDCC	Environmental Term	Documentation of Due Care Compliance
ESA	Environmental Term	Environmental Site Assessment (as in Phase II ESA)
QAPP	Environmental Term	Quality Assurance Project Plan
ETI	Company	Envirologic Technologies Inc, the EPA Grant contractor
BP	Brownfield Term	Brownfield Plan
LBRF	Brownfield Term	Local Brownfield Revolving Fund
ED	General Term	Economic development
SEV	Property Tax Term	State Equalized Value-should approximate 50% market value
TV	Property Tax Term	Taxable Value-the value for property tax rate billing